

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

February 5, 2009



RP 09-03: proposed Replat of Lot 3 in Block 1 of the Boonville Town Center Subdivision

SIZE AND LOCATION: 2.54 acres of land located on the northeast corner Austin's Colony Parkway and the northbound frontage road of North Earl Rudder Freeway (State Highway 6) in Bryan, Brazos County, Texas

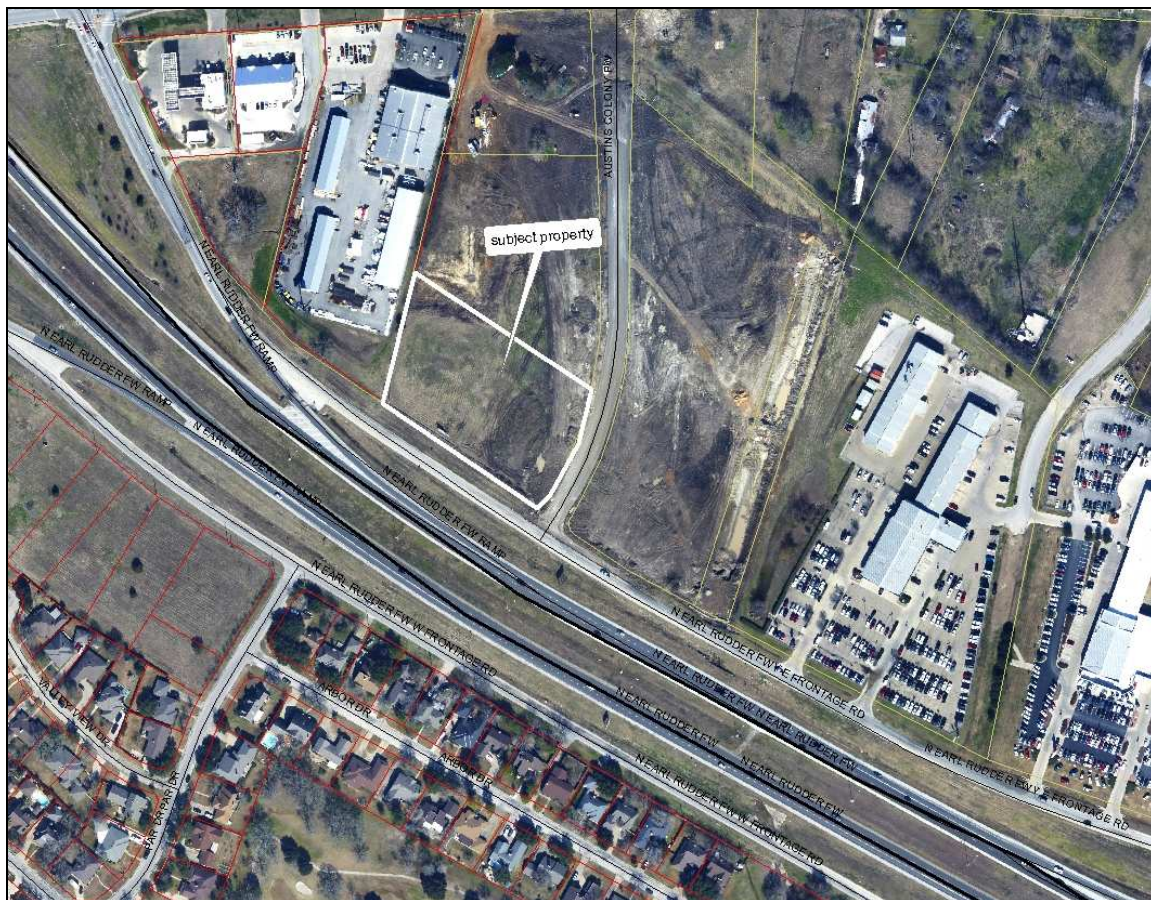
ZONING: Retail District (C-2)

EXISTING LAND USE: vacant lot

APPLICANT(S): Five Ags Investments, LLC

AGENT: Kling Engineering

STAFF CONTACT: Julie Fulgham, Project Planner



PROPOSED RESUBDIVISION:

With this replat, the applicants are proposing to subdivide Lot 3 in Block 1 of the Boonville Town Center Subdivision into two lots. These 2.54 acres are currently zoned for retail use. Proposed Lots 3A and 3B are planned to be 1.27 acres in size each.

RECOMMENDATION:

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.